



***Environmental
Planning
Commission***

***Agenda Number: 3
Project Number: 1005319
Case #'s: 07EPC-00017
February 15, 2007***

Staff Report

<i>Agent</i>	City of Albuquerque Planning Department
<i>Applicant</i>	City of Albuquerque Planning Department
<i>Request</i>	Zone Map Amendment
<i>Legal Description</i>	Lot CA1A, Municipal Addition No. 6
<i>Location</i>	2 nd Street SW between Southern Avenue SW and Woodward Avenue SW
<i>Size</i>	Approximately 9.5-acres
<i>Existing Zoning</i>	SU-1 for Community Park & Related Facilities
<i>Proposed Zoning</i>	M-2

Staff Recommendation

APPROVAL of 07EPC-00017, based on the findings beginning on page 11.

Staff Planner

Stephanie Shumsky, Planner

Summary of Analysis

This request is for a zone map amendment from SU-1 for Community Park & Related Facilities to M-2 for an approximately 9.5-acre site located on 2nd Street SW.

This request is justified as required by Resolution 270-1980 because it corrects an error in the zone map that was created when the subject site was zoned.

The request furthers Comprehensive Plan goals and policies. The site is located outside of the Barelás and South Broadway Sector Development Plan areas.

The Barelás and South Broadway Neighborhood Associations as well as property owners within 100-feet of the subject site were notified of this request. There is no known neighborhood or other opposition.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 1/8/07 to 1/19/07.
Agency comments were used in the preparation of this report and begin on page 14.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Community Park & Related Facilities	Central Urban	Vacant
<i>North</i>	M-1; M-2	Central Urban	Manufacturing
<i>South</i>	SU-1 for Community Park & Related Facilities; M-2	Central Urban	City Park/Baseball and Softball Fields
<i>East</i>	M-2	Central Urban	Manufacturing
<i>West</i>	Albuquerque Riverside Drain; R-1 (Rio Grande)	Unclassified	Albuquerque Riverside Drain

Background, History and Context

The City of Albuquerque is requesting a zone map amendment for an approximately 9.5-acre site located south of Avenida Cesar Chavez/Bridge Boulevard at 2115 Second Street SW between Southern Avenue and Woodward Road. The purpose of the request is to correct an error that was made by the City in 1999 when the site was erroneously zoned SU-1 for Community Park and Related Facilities (Z-99-39).

The subject site, owned by El Encanto Inc. (Bueno Foods), is part of the Metropolitan Redevelopment Plan for the South Barelás Industrial Park (1991), and is a beneficiary of the El Encanto Industrial Revenue Bond (IRB) established by the City Council in 1983 and is part of the Barelás Industrial Development Area (1974). As a regular course of action, the City oftentimes identifies itself as the owner of such a property with the County Assessor in order to defer tax assessments. When the City-owned park and recreation facility to the south of the subject site was submitted for a zone change in 1999, the City inadvertently included the adjacent, subject site as part of the request because the ownership came up as “City of Albuquerque.” At the time, the City thought it owned the site.

The subject site was then inadvertently zoned from M-1 to SU-1 for Community Park and Related Facilities in 1999 in conjunction with the immediately adjacent park and recreation facility to the south (Z-99-39). The proposed zone map amendment will remedy this error with a designation that will allow the owner, Bueno Foods, to expand their food processing activities and will not create a spot zone. A change to the former (pre-1999) M-1 zoning would create a spot zone. The proposed M-2 zoning is consistent with surrounding zoning and allowed uses and does not create a spot zone. The existing, 11.6-acre park and recreation facility to the south is not part of this request and will retain its SU-1 for Community Park and Related Facilities zone designation.

The subject site and the park and recreation site were rezoned to SU-1 for Community Park and Related Facilities in conjunction with approval of a site development plan for building permit that covers both sites. When the site's zoning is corrected, the City will have to administratively amend the site development plan to exclude the northern portion (Tract CA1A/Bueno site), while preserving the southern Community Park portion.

Long Range Roadway System

The Long Range Roadway System designates 2nd Street SW as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates Woodward Avenue SW as a Collector Street, with a right-of-way of 68'.

Southern Avenue SW is not classified.

Public Facilities/Community Services

A community park containing the Barelás Ball Fields is south of the subject site.

The Albuquerque Riverside Drain is west of the site and is designated as Major Open Space Area in the Facility Plan for Arroyos. It is also designated as a Primary Trail in the Trails and Bikeways Facility Plan.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Applicable goals, objectives, and policies are in regular text followed by staff's analysis in ***bold italics***.

Albuquerque Comprehensive Zoning Code

The existing SU-1 for Community Park and Related Facilities zoning allows a variety of community uses such as sports fields, swimming pool, basketball courts, community center, etc.

The proposed M-2 zoning allows a variety of moderately heavy manufacturing and industrial uses. However, the permissive uses are further restricted by the Urban Renewal Plan for the Neighborhood Development Program A-1-A Area Plan (see description below and Attachment A).

Albuquerque / Bernalillo County Comprehensive Plan

Applicable goals and policies are:

Central Urban Area (Section 1.B.6)

Goal: To promote the Central Urban Area as a focus for arts, cultural, and public facilities/ activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the City.

The proposed zoning will reestablish the site's historical industrial status in an established industrial area and will not adversely affect the Central Urban Area's focus for arts, cultural and public facilities/activities (Central Urban Area Goal).

Developing and Established Urban Area (Section II.B.5)

Goal: To create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Policy a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The proposed zoning will perpetuate the immediately surrounding area's tradition as an industrial area and will offer the potential for additional choice in work areas and life styles in the community (Developing and Established Urban Areas Goal).

The proposed zoning will allow for additional employment uses in an appropriate location contiguous to existing urban facilities and services that will respect existing neighborhood conditions (Developing and Established Urban Areas Policies a, d & e).

The site's location in an already established industrial area will minimize potential employment's adverse effects on residential environs, which are separated from the site and buffered by Avenida Cesar Chavez and the A.T. &S.F. Railroad R.O.W. (Developing and Established Urban Areas Policy i).

The proposed zoning will further and encourage redevelopment and rehabilitation of this well-established industrial area (Developing and Established Urban Areas Policy o).

Economic Development (Section II.C.6)

Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The request for industrial zoning on the subject site will further economic development by allowing for an expansion of employment opportunities and jobs within an existing, local business enterprise (Economic Development Goal and Policies a & b).

The proposed zone map amendment will remove an obstacle to economic development that was inadvertently caused by a City error (Economic Development Policy f).

Facility Plan for Arroyos (Rank II)

The Facility Plan for Arroyos was adopted by the City Council in 1986. It provides regulations and guidelines for development of and adjacent to Arroyos, Open Space, and Open Space links. The subject site is adjacent to the Albuquerque Riverside Drain, which is designated as a Major Open Space Area in the Facility Plan for Arroyos. The proposed M-2 zoning allows uses that, when designed in accordance with the plan, can be compatible with Open Space and Arroyos. Future development is subject to the requirements of this Plan.

Specifically, General Policy 5 –Land Use Compatibility (Pg. 18 of the Plan), specifies that public facilities and commercial facilities should be located adjacent to or within ¼ mile from arroyos and open space link in order to provide destinations for people using the trail facility. Access to the trail should be provided to and from adjacent uses.

The proposed M-2 zoning allows a variety of employment, retail, and service uses that are compatible with a trail facility. Attentive site design can insure that the trail is incorporated as an asset into adjacent development. Future development of the subject site must adhere to the “Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links” found on Page 55 of the Plan.

Trails & Bikeways Facility Plan (Rank II)

The Trails & Bikeways Facility Plan was adopted by resolution in July 1993 (R-308). The initial intent of the plan was the implementation of an off-road recreational trail system. However, after public hearings in the fall of 1990, the public strongly indicated a strong desire that the trail system function not only as a recreational network, but also as an alternative method of transportation. The major goals for the Trails & Bikeways Facility plan are to: secure a funding source; find an “administrative home” for the trails and bikeways plan; create a map of the proposed network; and develop policies for future trail and bikeway development and usage.

The Trails & Bikeways Facility Plan identifies two different types of trails, Primary Trails and Secondary Trails, with distinct policies and recommendations that apply to each. The latest version of the Bikeways Master Plan map is found on page 21 of the Plan and a trails inventory is found in Appendix A.

The subject site is identified as a Primary Trail in the Plan. According to the Plan, a Primary Trail is “a type of trail designated in the Trails and Bikeways Facility Plan which is of primary importance to the regional transportation network...Primary trails are coincident with “Bike Trails” designated on the Bikeways Master Plan.” The Plan is consistent with the policies in the Facility Plan for Arroyos and provides additional direction for development adjacent to trails and bikeways. While the Plan does not include information related to zoning adjacent to a trail facility, it does include goals and objectives that encourage trail use and encourages businesses that are in close proximity to a trail to provide showers, lockers, and bike storage facilities for trail users/employees.

Barelas Industrial Development Area/Urban Renewal Plan for the Neighborhood Development Program A-1-2 Area

In March 1969, the City Commission (City Council) approved an Urban Renewal Plan for the Barelas Industrial Development Area. The Plan provides direction for the area benefiting from the Industrial Revenue Bond (IRB) program that is coordinated by the department now known as the Metropolitan Redevelopment Agency. The Plan boundaries are: Bridge Street to the north, Santa Fe Railroad right-of-way to the east, (former) City Sewage Treatment Plant to the south (now the Barelas Ball Fields), and the Middle Rio Grande Conservancy District right-of-way to the west (Albuquerque Riverside Drain). The subject site is included in the Plan as part of Tract C.

The Plan was amended in June 1974, to include additional land use restrictions in order to insure “proper use and appropriate development and improvement of each site” (within the Plan area) and “to protect the redevelopers of project sites against improper use of surrounding building sites that could depreciate the value of their property”. The intent was also to protect the surrounding neighborhoods by requiring adequate off-street parking, loading areas, and setbacks.

The Plan provides review process requirements, requirements for conformance to design objectives, landscape and maintenance requirements, building requirements and a comprehensive list of permissive manufacturing and industrial uses.

Many of the requirements in the Plan are now requirements of the Zoning Code, which is more restrictive. The most critical element of this Plan, as it relates to the current request, is the list of permissive uses. The Plan limits the uses to those that will have a minimal impact on surrounding properties and the surrounding neighborhood.

The proposed zone change to M-2 will allow for the expansion of Bueno Foods, a food manufacturing, processing, and distributing facility. This use is permissive under the regulations of the Plan Section E-9-b-11-h... "Manufacturing, compounding, processing, packaging, treating, assembling, maintaining, repairing, overhauling, or rebuilding of products, including the following: food products."

Future development of the site is required to be reviewed by the Metropolitan Redevelopment Agency in accordance with the review procedures provided in the Plan.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are:

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zone change is consistent with the health, safety, morals, and general welfare of the City by correcting a City error that will allow for expansion of an existing business that will help to strengthen economic stability in the area.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

The proposed M-2 zone will be congruent with the existing M-2 zoned site to the north, which is also owned by Bueno Foods. This will create stability in land use and zoning as part of a larger swath of parcels with M-2 zoning that will extend from the subject site north to Avenida Cesar Chavez (Bridge Boulevard).

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.

The proposed change to M-2 zoning is not in conflict with any applicable Goals or Policies of the Comprehensive Plan, which are actually furthered by the request:

The proposed zoning will reestablish the site's historical industrial status in an established industrial area and will not adversely affect the Central Urban Area's focus for arts, cultural and public facilities/activities (Central Urban Area Goal).

The proposed zoning will perpetuate the immediately surrounding area's tradition as an industrial area and will offer the potential for additional choice in work areas and life styles in the community (Developing and Established Urban Areas Goal).

The proposed zoning will allow for additional employment uses in an appropriate location contiguous to existing urban facilities and services that will respect existing neighborhood conditions (Developing and Established Urban Areas Policies a, d & e).

The site's location in an already established industrial area will minimize potential employment's adverse effects on residential environs, which are separated from the site and buffered by Avenida Cesar Chavez and the A.T. & S.F. Railroad R.O.W. (Developing and Established Urban Areas Policy i).

The proposed zoning will further and encourage redevelopment and rehabilitation of this well-established industrial area (Developing and Established Urban Areas Policy o).

The request for industrial zoning on the subject site will further economic development by allowing for an expansion of employment opportunities and jobs within an existing, local business enterprise (Economic Development Goal and Policies a & b).

The proposed zone map amendment will remove an obstacle to economic development that was inadvertently caused by a City error (Economic Development Policy f).

- D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. *There was an error when the existing zone map pattern was created; or*
2. *Changed neighborhood or community conditions justify the change; or*
3. *A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.*

The existing zoning is inappropriate because:

- (1) *There was an error when the existing zone map pattern was created. When the City-owned park and recreation facility to the south of the subject site was submitted for a zone change in 1999, the City inadvertently included the adjacent, subject site as part of the request because the ownership came up as "City of Albuquerque." The site is owned by Bueno Foods, a beneficiary of and Industrial Revenue Bond (IRB), and it was listed on the County Assessor's records as owned by the City in order to temporarily defer taxes. The subject request will correct this error; and*
- (3) *A different use category is more advantageous to the community, as articulated in the Comprehensive Plan (see Section C above).*

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The permissive uses in the proposed zone category will be congruent with the existing M-2 zoning immediately to the north and across 2nd Street to the east. These uses will not be harmful to adjacent property, the neighborhood or the community in this established industrial area. In fact, the site is governed by a development agreement with land use restrictions that do not allow a number of permissive M-2 uses (see Attachment A, Urban Renewal Plan for the Neighborhood Development Program A-1-2 Area).

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change does not require major or unprogrammed capital expenditures by the City.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations pertaining to the applicant is not the determining factor for the change of zone. The City wishes to correct an error caused by a previous zone map amendment in 1999.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The site's location on 2nd Street is not in itself justification for the requested commercial/industrial zoning. The justification is to correct an error and that the change will benefit the community.

- I. A zone change request, which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The zone change request will not result in a "spot zone". The area surrounding the site is largely zoned M-2.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The zone change request will not result in a "strip zone." The area surrounding the site is largely zoned M-2.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Comments provide by the Parks and Recreation Department indicate support for this request.

NEIGHBORHOOD CONCERNS

The Barelás and South Broadway Neighborhood Associations as well as property owners within 100-feet of the subject site were notified of this request. A facilitated meeting was not requested. There is no known neighborhood or other opposition to this request.

CONCLUSIONS

This request is for a zone map amendment from SU-1 for Community Park & Related Facilities to M-2 for an approximately 9.5-acre site located on 2nd Street SW between Southern Avenue SW and Woodward Avenue SW.

This request is justified as required by Resolution 270-1980 because it corrects an error in the zone map that was created when the subject site was zoned. In 1999, the City inadvertently rezoned the site to SU-1 for Community Parks and Related Facilities. At that time, the City believed that it owned the site because the tax records listed the City as the owner. However, the City was listed as the owner because the site and actual owner, Bueno Foods, were included in the Industrial Revenue Bond Program. This program provides tax deferments for some areas of the City and oftentimes the City is listed as the owner on the Assessor records.

In addition to correcting an error, the request furthers Comprehensive Plan goals and policies. Future development of the site will be reviewed for compliance with the Facility Plan for Arroyos and the Trails and Bikeways Facility Plan. In addition, future development of the site is required to be reviewed by the Metropolitan Redevelopment Agency in accordance with the Barelás Industrial Development Area/Urban Renewal Plan for the Neighborhood Development Program A-1-2 Area.

The Barelás and South Broadway Neighborhood Associations as well as property owners within 100-feet of the subject site were notified of this request. A facilitated meeting was not requested and there is no known neighborhood or other opposition.

FINDINGS – 06EPC-00017 February 15, 2007

1. This request is for a zone map amendment from SU-1 for Community Park & Related Facilities to M-2 for an approximately 9.5-acre site located on 2nd Street SW between Southern Avenue SW and Woodward Avenue SW. The legal description of the site is Lot CA1A, Municipal Addition No. 6.
2. This request furthers the Comprehensive Plan's Central Urban Area goal because the proposed zoning will reestablish the site's historical industrial status in an established industrial area and will not adversely affect the Central Urban Area's focus for arts, cultural and public facilities/activities.
3. This request furthers the Comprehensive Plan's Developing and Established Urban Area goal and policies:
 - a. The goal is furthered because the proposed zoning will perpetuate the immediately surrounding area's tradition as an industrial area and will offer the potential for additional choice in work areas and life styles in the community.
 - b. Policies a, d, and e are furthered because the proposed zoning will allow for additional employment uses in an appropriate location contiguous to existing urban facilities and services that will respect existing neighborhood conditions.
 - c. Policy i is furthered because the site's location in an already established industrial area will minimize potential employment's adverse effects on residential environs, which are separated from the site and buffered by Avenida Cesar Chavez and the A.T. & S.F. Railroad R.O.W.
 - d. Policy o is furthered because the proposed zoning will further and encourage redevelopment and rehabilitation of this well-established industrial area.
4. This request furthers the Comprehensive Plan's Economic Development goal and policies a, b, and f because the request for industrial zoning on the subject site will further economic development by allowing for an expansion of employment opportunities and jobs within an existing, local business enterprise and the proposed zone map amendment will remove an obstacle to economic development that was inadvertently caused by a City error.
5. This request is justified as required by Resolution 270-1980:

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- a. Policy A because the proposed zone change is consistent with the health, safety, morals and general welfare of the City by correcting a City error that will allow for expansion of an existing business that will help to strengthen economic stability in the area.
 - b. Policy B because the proposed M-2 zone will be congruent with the existing M-2 zoned site to the north, which is also owned by Bueno Foods. This will create stability in land use and zoning as part of a larger swath of parcels with M-2 zoning that will extend from the subject site north to Avenida Cesar Chavez (Bridge Boulevard).
 - c. Policy C because the proposed change to M-2 zoning is not in conflict with any applicable Goals or Policies of the Comprehensive Plan, which are actually furthered by the request (see Comprehensive Plan finding above).
 - d. Policies D.1. and D.3. because there was an error when the existing zone map pattern was created and the subject request will correct this error (Section D.1.); and a different use category is more advantageous to the community, as articulated in the Comprehensive Plan (Section D.3.).
 - e. Policy E because the permissive uses in the proposed zone category will be congruent with the existing M-2 zoning immediately to the north and across 2nd Street to the east. These uses will not be harmful to adjacent property, the neighborhood or the community in this established industrial area.
 - f. Policy F because the proposed zone change does not require major or unprogrammed capital expenditures by the City.
 - g. Policy G because the cost of land or other economic considerations pertaining to the applicant is not the determining factor for the change of zone. The City wishes to correct an error caused by a previous zone map amendment in 1999.
 - h. Policy H because the site's location on 2nd Street is not in itself justification for the requested commercial/industrial zoning. The justification is to correct an error and that the change will benefit the community.
 - i. Policy I because the zone change request will not result in a "spot zone". The area surrounding the site is largely zoned M-2.
 - j. Policy J because the zone change request will not result in a "strip zone." The area surrounding the site is largely zoned M-2.
6. The subject site is adjacent to the Albuquerque Riverside Drain, which is designated as Major Open Space in the Facility Plan for Arroyos. This Plan calls for commercial and retail uses adjacent to open space links/trails. M-2 zoning allows for a variety of commercial uses and does not conflict with applicable elements of the Facility Plan for Arroyos.

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7. The subject site is identified as a Primary Trail in the Trails and Bikeways Facility Plan. This request does not conflict with applicable elements of the Plan.
 8. The subject site is within the boundaries of the Urban Renewal Plan for the Neighborhood Development Program A-1-2 Area. This Plan defines the allowed uses and restrictions in the A-1-2 Area. Future development of the site will be reviewed by the Metropolitan Redevelopment Agency in accordance with the requirements of the Plan.
 9. The Barelás and South Broadway Neighborhood Associations as well as property owners within 100-feet of the subject site were notified of this request. A facilitated meeting was not requested and there is no known neighborhood or other opposition.

RECOMMENDATION - 06EPC-00017 February 15, 2007

APPROVAL of 06EPC-00017, a zone map amendment from SU-1 for Community Park and Related Facilities to M-2 for Lot CA1A, Municipal Addition No.6, based on the preceding Findings.

***Stephanie Shumsky
Planner***

cc: COA, Planning Department, 600 2nd St. NW, Albuquerque, NM 87102
Cathy Garcia, Barelás NA, P.O. Box 275, Albuquerque, NM 87103
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Susan Dixon, South Broadway NA, 1213 Edith SE, Albuquerque, NM 87102
Jessica Rodelas, South Broadway NA, 319 Edith SE, Albuquerque, NM 87102

Attachments

A. Urban Renewal Plan for the Neighborhood Development Program A-1-A Area Plan.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

- Reviewed, no comments.

Office of Neighborhood Coordination

- Barelas NA (R)
- South Broadway NA (R)

Advanced Planning

- No adverse comment.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- Reviewed, no comments.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no objection to the zone map amendment request.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- Reviewed, no comments.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

- No comments received.

Environmental Services Division

- No comments received.

City Forester

- No comments received.

PARKS AND RECREATION

Planning and Design

- Parks and Recreation supports this zone change. The Community Park adjacent to this facility was expanded in 2004. We agree that the property in question is not part of the Community park and is held by Bueno Foods.

Open Space Division

- Open Space has no adverse comments

POLICE DEPARTMENT/Planning

- No crime prevention comments at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

- No adverse comments.

FIRE DEPARTMENT/Planning

- No comments received.

TRANSIT DEPARTMENT

- No comments received.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

- No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

- The zone map amendment from SU-1 Comm. Park & Related Facilities to M-2 for Tract CA1A, **Municipal Addition No. 6**, located on 2nd St SW between Southern SW and Woodward SW will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

- No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

- No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- No comment based on the information provided to date. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.